

COMMISSION ON CHICAGO LANDMARKS NOTICE OF A REGULAR MEETING

The Commission on Chicago Landmarks will hold its regular meeting on Thursday, September 5, 2019, at 12:45 p.m. in City Hall, 121 North LaSalle Street, Room 201-A, 2nd Floor.

The Permit Review Committee will hold its regular meeting in City Hall, 121 North LaSalle Street, in Room 201-A on Thursday, September 5, 2019, at 1:15 p.m.

Attached is a copy of the agendas for the Commission meetings.

Eleanor Gorski
Secretary

AGENDA
COMMISSION ON CHICAGO LANDMARKS
Regular Meeting – Thursday, September 5, 2019
City Hall, 121 North LaSalle Street, Room 201-A
12:45 p.m.

1. Approval of the Minutes of Previous Meetings

Regular Meeting of August 1, 2019

2. Report from the Department of Planning and Development

THE PROMONTORY APARTMENTS
5530-5532 South Shore Drive

WARD 5

3. Class L Property Tax Incentive – Final Certification

FORMER CHICAGO HISTORICAL SOCIETY BUILDING
632 North Dearborn Street

WARD 42

4. Preliminary Decision on Permit Application for Demolition Pursuant to §2-120-740 through §2-120-825 of the Municipal Code

ARMITAGE-HALSTED DISTRICT
2132 North Halsted Street

WARD 43

5. Schedule for a Public Hearing on Final Landmark Recommendation – Announcement

CLAREMONT COTTAGE DISTRICT
1000-block of South Claremont Avenue between West Taylor and West Grenshaw Streets,
and 2342 West Grenshaw Street

WARD 28

The request-for-consent period expired June 20, 2019. A public hearing will be held:

Date: Monday, September 9, 2019

Location: City Hall, 121 North LaSalle Street, Room 1003-A

Time: 9:30 a.m.

Hearing Officer: Richard Tolliver

6. Permit Review Committee Reports

Report on Projects Reviewed at the August 1, 2019, Permit Review Committee Meeting

Report on Permit Decisions by the Commission Staff for the Month of August 2019

7. Announcements

Meeting of the Program Committee: Review of Suggestions* Received from the Public for Chicago Landmark Designation and Nominations to the National Register of Historic Places will be held:

Date: Tuesday, September 24, 2019
Time: 10:00 a.m.
Location: City Hall, 121 North LaSalle Street, Room 201-A

*Deadline for submissions: Monday, September 16, 2019

All suggestions must be submitted on a suggestion form available on the Chicago Landmarks website at:

http://www.cityofchicago.org/city/en/depts/dcd/supp_info/chicago_landmarks-publicationsandadditionalinformation.html or from the Historic Preservation office.

8. Adjournment

NOTICE OF PUBLIC MEETING

**PERMIT REVIEW COMMITTEE
THURSDAY, September 5, 2019
City Hall, 121 N. LaSalle St., Room 201-A**

1:15 p.m.

AGENDA:

1. 2708 N. Lakeview	43rd Ward
Lakeview Avenue Row House District	
Proposed rehabilitation of row house including replacement of a non-historic mansard addition at the fourth floor and construction of a new east wall rear addition with garage and rooftop decks.	
2. 3551 S. Giles	3rd Ward
Calumet-Giles-Prairie District	
Proposed new construction of two and a half-story masonry single family home with a raised entrance, roof deck, and detached one-story garage with roof deck.	
3. 4801 S. Woodlawn	4th Ward
Kenwood District	
Proposed reconstruction of a one-story rear addition, repair and adaptive reuse of an existing two-story coach house, construction of a new one-story masonry garage, and relocation of an existing curb-cut on 48 th Street.	
4. 1001 W. Fulton Market	27th Ward
Fulton-Randolph Market District	
Proposed new 11' x 3'-7" LED channel letter sign on parapet of east elevation to read "Vequity".	

Dijana Cuvalo, AIA
Historic Preservation Division
Bureau of Planning, Historic Preservation & Sustainability
Department of Planning and Development

PERMIT REVIEW COMMITTEE

Summary of projects and staff recommendations, September 5, 2019

1. 2708 N. Lakeview

43rd Ward

Lakeview Avenue Row House District

Proposed rehabilitation of row house including replacement of a non-historic mansard addition at the fourth floor and construction of a new east wall rear addition with garage and rooftop decks.

Applicant: Alexander Ripley and Edward Steinemann, owners
Edward Steinemann, Steinemann Architects

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 9 and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property and district and approve the project with the following conditions:

1. Historic Preservation staff shall review and approve masonry samples prior to permit submittal. As proposed the brick and mortar on the east elevation of the four floor enclosure shall match the historic brick and mortar in color, texture and overall appearance; and,
2. The project as proposed would require a zoning variation and/or adjustment, and the Commission takes no position regarding any requested variance/adjustment relative to the zoning code requirements.

2. 3351 S. Giles

3rd Ward

Calumet-Giles-Prairie District

Proposed new construction of two and a half-story masonry single family home with a raised entrance, roof deck, and detached one-story garage with roof deck.

Applicant: Majdi Darwish, owner
Majdi Darwish, architect

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations and the Commission's *Guidelines for Alterations to Historic Buildings and New Construction* and therefore, the project will not have an adverse

effect on the significant historical and architectural features of the landmark district and approve the project with the following conditions:

1. Historic Preservation staff shall review for approval samples of proposed stone, brick and mortar prior to permit submittal. The stone shall have an even color and the mortar for the stone façade shall be a light grey color rather than dark brown as proposed. The masonry for the rear portion of the north elevation shall be standard- or jumbo-sized face brick rather than CMU as proposed;
2. Details of all proposed windows and doors shall be submitted for Historic Preservation review and approval with the permit plans; and,
3. The Commission shall request in writing that the Zoning Administrator approve an administrative adjustment to reduce the side yard setbacks to 0' for the proposed construction pursuant to Section 17-13-1003-G "Setbacks in Landmark Districts" of the Chicago Zoning Ordinance, as depicted on the site plan, as necessary to meet the predominant house widths contributing to the district's character.

**3. 4801 S. Woodlawn
Kenwood District**

4th Ward

Proposed reconstruction of a one-story rear addition, repair and adaptive reuse of an existing two-story coach house, construction of a new one-story masonry garage, and relocation of an existing curb-cut on 48th Street.

Applicant: Jay Dandy and Melissa Weber, owners
Nathan Bowman, Woodhouse Tinucci Architects

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 1, 9 and 10 of the U.S. *Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property and district and approve the project with the following conditions:

1. Construction of the new 3-car masonry garage is approved per submitted renderings and plans (dated 8/13/19). Historic Preservation staff shall review and approve garage-door cut-sheets/details with the permit submittal;
2. Modifications of the historic coach house, including the glass swing doors and attached metal stairs, are approved as proposed. Replacement windows shall match the existing

windows in size, glass size, operation, muntin arrangement, and muntin size. Existing and proposed details of exterior profiles shall be submitted with the permit application;

3. The proposed Midnight Black Emperor-size brick produced by Interstate Brick is approved per submitted samples. As proposed; the mortar shall match the color of the brick; and,
4. The relocation of the curb-cut on 48th Street is approved as proposed.

4. 1001 W. Fulton Market

27th Ward

Fulton-Randolph Market District

Proposed new 11' x 3'-7" LED channel letter sign on parapet of east elevation to read "Vequity".

Applicant: Kim Ward, Vequity Holdings
RGD Sign Service LLC
Gayle Miller, Chicago Permit Expediter

Staff Recommendation: Staff recommends that the Committee find that the project meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and *Historic Fulton-Randolph Market District Design Guidelines*, and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark district and approve the project with the following conditions:

1. Signage attachments for the proposed parapet sign are to be made at mortar joints wherever possible, and as proposed, there will not be any visible conduit installed on the exterior of the building.
2. The illumination for both signs shall be dimmable in order to adjust the lighting levels to ensure that they will not be a source of distraction or unwanted flashiness in the district.